

DEPARTMENT OF INSPECTIONAL SERVICES 133 WILLIAM STREET - ROOM 308 NEW BEDFORD, MA 02740

New Bedford Comprehensive Zoning Code of Ordinances – Chapter-9

Tacoma St.

PLOT 130-C Lots 259, 260

two family dwelling MUB

Zoning Board of Appeals
Variance required

Sections:

2700. DIMENSIONAL REGULATIONS

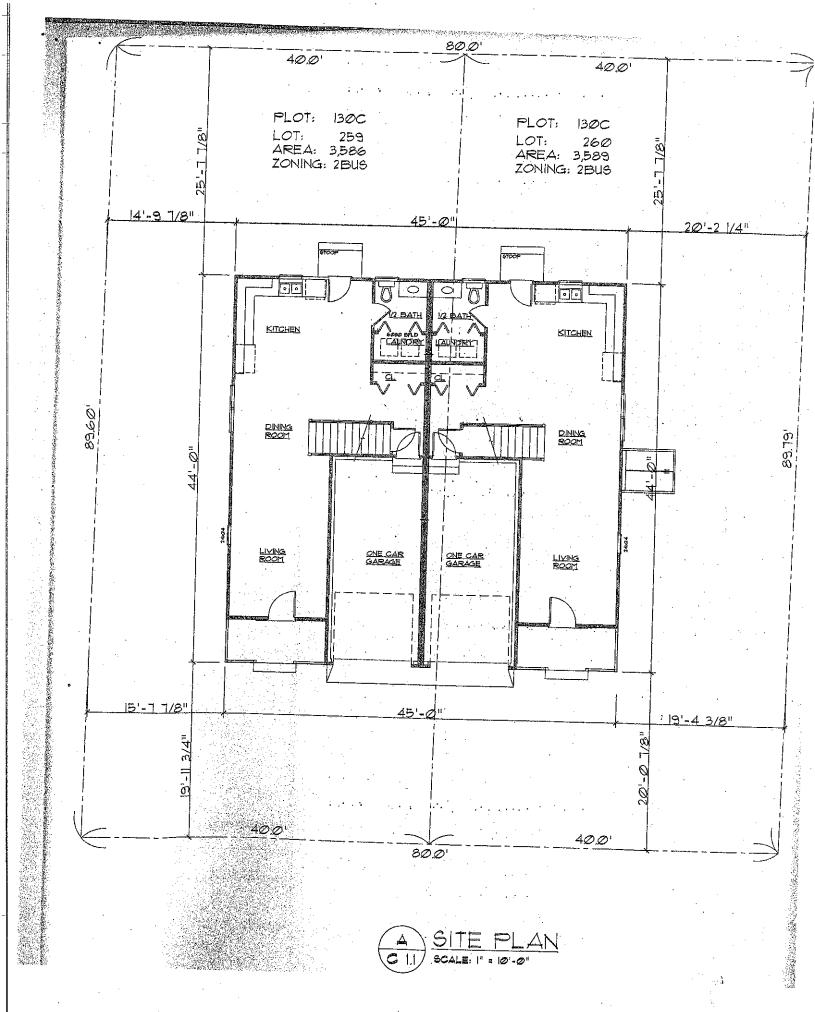
2710. GENERAL.

2720. TABLE OF DIMENSIONAL REQUIREMENTS.

2753. REAR YARDS

APPENDIX B - MINIMUM LOT SIZE

- LOT FRONTAGE
- REAR YARD





City of New Bedford, Massachusetts Building Department

FOR BUILDIN	G DEPT. USE
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			하나 Yes 52	2 143 No	67 Distance from tot line (right	19/3

OTHER APPLICABLE REVIEWS K FLOODPLAIN Is location within flood hazard area? yes (no If yes, zone : and base elevation L. WETLANDS PROTECTION Is location subject to flooding? Is location part of a known wetland? Has local conservation commission reviewed this site?

IV IDEN	TIFICATION - ALL APPLICANTS	UDI TA CUD PARA UN TRE	
OWNER OR LESSEE NAME		and the state of t	
	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
David Ferrandes	47 Medeiros Lane, Du	Though 02747	508-889-2936
			and the second s
		5	
CONTRACTOR NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
David Fernandes	47 Medeiros Lave, Do	ucense 0 UTIOに近 02747	508-889-2936
		HOME IMP O	·
ARCHITECT NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
		LICENSE @	
		ta da ser a se	
SIGNATURE OF OWNER	APPLICANT SIGNATURE		DATE
David Fernano	B Dould +	- Benerales	

Omission of reference to any provision shall not nullify any requirement of this code nor exempt any structure from such requirement.

The applicants understands and warrant that they will comply with all pertinent federal and state statutes, local ordinances and all federal, state, and local regulations, including those of the Architectural Barriers board, Department of Environmental Protection Agency and may be forwarded for review to all pertinent local city agencies which may express specific concerns. It is understood that the issuance of a permit shall not serve as an acceptance or acknowledgment of compliance nor exempt any structure from such requirement. The permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel, or set aside any of the provisions of the State Building Code or local code of

ordinances, except as specifically stipulated by modification or legally granted variation in accordance with Section 122.0 of State Building Code or local code of ordinances.

I have read the above and sign under pain and penalty of perjury as to the truth of all of the information and statements contained in sections I through IV of this application.

Applicant's Signature

Address

City

Electrical		DATE OBTAINED	·BY
Electrical			111
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Plumbing			and the state of t
Fire Department		1	
Water			
Planning	,		
Conservation			
Public Works			
Health			
Licensing			
Other			- Activities
VI. ZONING REVIEW			
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	License exemption .	
Supplement #1		
The current exemption for engage an individual for h	r "homeowner" was extended to include ewper-eccupied dwellings of two units on the who does not possess a license, provided that the ewner acts as superviser. ()	less and to allow such homeowne
Person(s) who own a parc	PWMER: cel of land on which he/she resides or intends to reside, on which there is, or is intend ctures accessory to such use and /or farm structures. A person who exercise, or is intend	June During Code Section 110.5)
The understaned "homeous	Section 110.5)	THE PART OF THE PA
	mer assumes responsibility for compliance with the State Building Code and other applicable y of New Bedford Building Department minimum inspection procedures and requirements.	codes, ordinance, rules and regulati
HOMEOWNERS SIGN	NATURE David Formandes	
X. CONSTRUCTION	i deeris disposal	
Supplement #2 In accordance with provision disposal facility as defined t	ns of Massachusetts General Law C40, S54, debris resulting form this work shall be dispos by Massachusetts General Law C111, S150A	sed of in a properly licensed solid
The debris will be dienced.	of in TRA	
A SIMBATIA T	(CPTWP)	
Cienzone or Lettur WbbitCSL	TE	1-3-2015-
XI. Home improve	MENT CONTRACTOR LAW AFFIDAVIT	Re
(Residential Use Only) Sunn	plament to Permit Application	
MGI c 142 A requirement of the		
construction of an addition to structures which are a	e "reconstruction, alteration, renovation, repair, modernization, conversion, imp on to any pre-axisting owner-occupied building containing at least one but not r djacent to each residence of building" be conducted by registered contractors, with	rovement, removal, demolition, nore than four develons units
Tuna of Wart.	The second state of the se	vertain exceptions, along with oth
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Location: NS TACOMA ST

Current Owner Information:

N DARTMOUTH, MA 02747

47 MEDEIROS LANE

FERNANDES DAVID PINA "TRS"

FERNANDES ROSA MARTIN "TRS"

Parcel ID: 130C 259

Zoning: MUB

Fiscal Year: 2015

Current Sales Information:

Sale Date:

03/10/2010

Sale Price:

\$100.00

Card No. 1 of 1

Legal Reference:

9658-112

Grantor:

FERNANDES, DAVID PINA

This Property contains 0.165 acres of land mainly classified for assessment purposes as Land

Building Value:

Land Value:

Yard Items Value:

Total Value:

0

88900

0

88900

No Sketch Available

NO IMAGE AVAILABLE



Fiscal Year 2015	- Marielle III oo	PS	maka menganan dan perjamban dan berana dan dan berana dan dan berana dan dan dan dan dan dan dan dan dan	TREEL	1 4-17 [7]
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Tax Rate Com.:	33.56	Tax Rate Com.:	31.08	Tax Rate Com.:	29.54
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Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	
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Тах:	\$1,398.40	Tax:	\$1,347.72	Tax:	103600
		and the second s	7.10 11112	FOA.	\$1,484.59

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranteed.

2520. Home Occupations by Special Permit. Businesses or professions incidental to and customarily associated with the principal residential use of premises may be engaged in as an accessory use by the owner of that dwelling upon the issuance of a special permit by the Board of Appeals; provided, however, that all of the following conditions shall be satisfied:

- 2521. The occupation or profession shall be carried on wholly within the principal building, or within a building or other structure accessory thereto, which has been in existence at least five (5) years, without extension thereof.
- 2522. Not more than thirty (30) percent of the combined floor area of the residence and any qualified accessory structures shall be used in the home occupation.
- 2523. Only one home occupation may be conducted on the premises.
- 2524. The home occupation may serve clients, customers, pupils, salespersons, or the like on the premises, if the Board of Appeals determines that the neighborhood will not be detrimentally
- 2525. Not more than one person not a member of the household shall be employed on the premises in the home occupation.
- 2526. An unlighted sign of not more than three (3) square feet in area may be permitted. The visibility of exterior storage of materials and other exterior indications of the home occupation, or other variation from the residential character of the premises, shall be minimized through screening and other appropriate devices.
- 2527. Parking generated by the home occupation shall be accommodated off-street, other than in a required front yard, and such parking shall not occupy more than thirty-five (35) percent of
- 2528. The use or storage of hazardous materials in quantities greater than associated with normal household use shall be subject to design requirements to protect against discharge to the environment.

(Ord. of 12-23-03, § 1)

State law references: Existing structures, uses or permits, M.G.L.A. c. 40A, § 6.

2600. LOW-LEVEL RADIOACTIVE WASTE.

2610. Low-level Radioactive Waste or Nuclear Waste Facilities. No facility may be located within the City of New Bedford, the primary purpose or principal activity of which is the commercial collection, processing, reprocessing, storage, burial, incineration, disposal or brokerage of radioactive wastes, including but not limited to waste classified as, low-level radioactive waste.

(Ord. of 12-23-03, § 1)

2700. DIMENSIONAL REGULATIONS.

2710. General. No structure shall be erected or used, premises used, or lot changed in size or shape except in conformity with the requirements of this Section, unless exempted by this Ordinance or by statute.

2711. Lot change. No existing conforming or nonconforming lot shall be changed in size or shape except through a public land taking or donation for road widening, drainage, utility improvements or except where otherwise permitted herein, so as to violate the provisions of this Ordinance with respect to the size of lots or yards or to create a nonconformity or increase the degree of nonconformity that presently exists.

2712. Merger of lots. Adjacent lots held in common ownership on or after the effective date of this Section shall be treated as a single lot for zoning purposes so as to minimize nonconformities with the dimensional requirements of this Ordinance. Notwithstanding the previous sentence, adjacent lots in common ownership may be treated as separate lots for zoning purposes upon a finding by the zoning enforcement officer that the owner of said lots has expressly exhibited the intent to maintain the lots as separate. In making said finding the zoning enforcement officer shall rely on the following factors:

2712.a. The existence and maintenance of walls or fences along the original lot lines;

2712.b. The fact that the lots are separately assessed for tax purposes;

2712.c. The placement of structures on the various lots.

The manner in which said lots were acquired or the fact that said lots were separately described on a deed shall not be considered by the zoning enforcement officer in making said finding.

2713. Recorded Lots. A lot or parcel of land having an area or frontage of lesser amounts than required in the following schedule of dimensional requirements may be considered as satisfying the area and frontage requirements of this Section provided such lot or parcel of land was shown on a plan or described in a duly recorded deed or registered at the time of adoption of this Ordinance and did not at the time of adoptions of adjoin other land of the same owner available for use in connection with such lot or parcel.

(Ord. of 12-23-03, § 1)

2720. Table of Dimensional Requirements. See Appendix B.

(Ord. of 12-23-03, § 1)

2730. Dimensional Variation. The Board of Appeals may vary otherwise applicable dimensional requirements pertaining to frontage, lot area, building height and sidelines upon finding that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

(Ord. of 12-23-03, § 1)

2740. Vision Clearance on Corner Lots in Residence Districts. On a corner lot no fence, wall or structure more than three and one-half (3 1/2) feet high above the plane of the established grades of the streets shall be erected on a front or side yard herein established which is included within the street lines of the intersecting streets and a straight line connecting said street lines at points which are twenty (20) feet distant from their point of intersection, measured along said street line, and no trees or hedges which will materially obstruct the view of a driver of a vehicle approaching the street intersection shall be placed or maintained within such area.

(Ord. of 12-23-03, § 1)

2750. Yards in Residence Districts.

2751. Front Yards. No story or part of any building except projecting eaves or uncovered steps shall be erected nearer to the street line of any street on which it fronts than the average alignment of the corresponding stories or parts of existing buildings within two hundred (200) feet on each side of the lot and within the same block and district. Where there is a building on one or both of the adjoining lots, the front yard for a building shall have a depth equal to the average of the front yard depths of the two (2) adjoining lots. A lot without a building shall be

counted as having a front yard of the depth required by this Ordinance. If there are no existing buildings on the same side of the street, the average setback alignment of corresponding stories within two hundred (200) feet on each side of and directly opposite the lot shall govern. Nothing in this Ordinance shall require any story or part of a building to set back more than fifteen (15) feet from any street line. One street frontage of a corner lot shall be exempt from these provisions as provided in subsection 2752. The front yard of a lot shall remain clear of debris and junk.

2752. Where the alignment of a building is not controlled by subsection 2751, between every building and the line of the street upon which it fronts there shall be a front yard of a clear depth of fifteen (15) feet, except that on one side of a corner lot a yard of a clear depth of not less than ten (10) feet shall be provided, in which case this distance shall not be considered in determining the front yard depths on such street.

2753. Rear Yards. There shall be a rear yard on every lot and it shall be at least thirty (30) feet deep behind a dwelling, except that a ground story deck or porch, without a permanent roof, a patio, or a pool (including any projections therefrom) may extend to six (6) feet of a rear lot line. An unattached private garage or shed may extend to four feet of a rear yard. Unless referenced in this Code, nothing may be placed or constructed in or upon the ground within six (6) feet of a rear lot line. Notwithstanding the previous sentence, a fence may be constructed near or along a rear lot line and vegetation may also be planted within six (6) feet of a rear lot line.

2754. Where a lot is more than one hundred (100) feet deep, one-half (1/2) of the additional depth of the lot in excess of one hundred (100) feet shall be added to said rear yard depth; but in no case shall a rear yard depth in excess of forty (40) feet be required. The setbacks referenced in the previous section shall also apply to this Section.

2755. Side Yards. There shall be a side yard on every lot and it shall be at least eight (8) feet on one side and twelve (12) feet on the other side. The side yard shall be unobstructed from the line of the street to the rear lot line except that open porches, decks, steps, patios and pools (including any projections therefrom), which are located behind the dwelling within the rear yard, may extend to six (6) feet of a side lot line, driveways may extend to four (4) feet of a side lot line and sheds, which are located behind the dwelling within the rear yard may extend to four (4) feet of a side yard.

(Ord. of 12-23-03, § 1)

2760. Cornices and Beit Courses.

2761. A cornice shall not project more than one-third (1/3) of the width of a required open space.

2762. A belt course or other ornamental feature shall not project more than nine (9) inches into a required open space.

(Ord. of 12-23-03, § 1)

2770. Courts.

2771. If any part of a story of a nonresidence building is used for offices, studios or workshops which are not lighted from the street or the rear yard, there shall be a court starting not more than fifty (50) feet from the main exterior walls of that story.

2772. If any part of a story is used for living or sleeping rooms which are not lighted from the street or the rear yard, such court shall be required starting not more than two (2) rooms or thirty-five (35) feet from the main exterior walls of that story.

2773. An inner court shall be at least one-third (1/3) as wide as it is high, measured from the sills of the lowest windows served by it to the average level of the tops of the enclosing walls, and shall be at least twice as long as its required width or of an equivalent area, but no court shall be less than ten (10) feet in width.

NEW BEDFORD CODE

any other discarded material	discarded material,	discarded material, RA RB	discarded material, RA RB RC	discarded material, RA RB RC RAA M	discarded material, RA RB RC RAA MUB P	discarded material, RA RB RC RAA MUB PB I
	Z	 RC	RC RAA M	RC RAA MUB P	RC RAA MUB PB I	RC RAA MUB PB I

APPENDIX B TABLE OF DIMENSIONAL REGULATIONS

Section 2.02 D I S T R I C T S

RA RB 8,000 for	8	RC 8,000 for 16,	RAA 16,000 8.0	RAA 16,000	16,000 8,000 for
8,000 for uses	900 PA:	d 16,	16,000	16,000 8,000 for uses allowed	RAA MUB PB 16,000 8,000 for 0 0 0 0 d uses allowed 0

NEW BEDFORD CODE

(Ord. of 12-23-03, § 1)					Article III. Green		·		•			Buildings (%)	Lot Coverage by				,						real rary (IL.)	COLKEMEN	DECUMENT
					35%	<u>.</u>	•			1023	Corner lete	10,	30			-					•		30	R	
) j /0	350		•			conner lots	40 on	30;	30						*			-	30	RB	
				35%						lots	40 on corner	30,		* ,	•	• • •						Č	20	RC.	
				35%							40 on	30:							^			30	KAA		1
USes	for other	residential	allowed in	35% for uses	uses	for other	district; 0	residential	allowed in	lots for uses	40 on corner	30.	more stories	feet for 3 or	buildings; 20	story	10 for 1-2	other uses,	district; for	residential	allowed in	30 for uses	MUB		
			į	20%			•		•		50	3								-	<u> </u>	25	PB		
			6	20%							50				-	•		_			[25	Ľ		
	<u>.</u>		0,07	200%							50					_			 -		3	, T	7		
<u>.</u>			20%	300/						 .	50			.:		,	.=-				- C2	7	7		
; :		,	20%			,				٠,	50				stories	Hore	for 3 or	To reet	ouldings;	2 story	10 for 1-	TAA	11/11		

APPENDIX C TABLE OF PARKING AND LOADING REQUIREMENTS

rooming or boarding or lodging house,	One-family dwelling Two-family dwelling Multi-family (3) or more per structure	
rooming or boarding or lodging house, who does not reside on the premises; one (1)	Two (2) spaces per dwelling unit Two (2) spaces per dwelling unit Article IV. Two (2) spaces per dwelling unit	
housekeeping units One (1) loading space for each building containing more than 20	LOADING REQUIREMENTS One (1) loading space for each multi-family dwelling containing more than ten (10) dwelling units, or more than twenty (20)	

NEW BEDFORD CODE

								,						Lot Frontage (ff.)										Units per Lot	Density of Dwelling	REQUIREMENT	
	institutional buildings	or ,	educational	religious	357.;						-	\$ · · ·	2	75		-		••				4:	50 ft	1000	1 205	RA	
	institutional buildings	OL Journal of India.	educational	60 for	45,			<u> </u>	family	100 for two	3	allowed in	/5 for uses	1		_		two ramily	sq. reet for	per 5,000	Idiffity; 1	ir. for single	TU,UUUU Sq.	1 per		P.P.	
					60		more family	for 3 or	family; 150	100 for two	RA,	allowed in	75 for uses	more family	three or	feet for	1,000 sq.	family; 1 per	feet for two	5,000 sq.	family; 1 per	it. for single	10,0000 sq.	1. per	70		
bullulings	nal	educational,	religious,		35:	-							150										16,000 sq.	1 per	RAA		
allowed uses	family, 100 ¹ for other	60 for three	family;		45 for cincle	allowed uses	0 for other	more family:	150 for 3 or	two family:	RA: 100 for	allowed in	75 for uses	family	or more	feet for three	1.000 sn	family: 1 per	feet for two	5.000 so	family: 1 per	ft. for single	10,0000 sa.	1 per	MUR		
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			,	100						_;													N/A		7.		
				1001.				•									_		_		_		N/A	AT.			
				1001									1		•								N/A	iC			
				1001		-						0	1										N/A	IM			